

RECEIVED
CITY CLERK

February 7, 2007

2007 FEB -7 A 11: 30

City of Las Vegas

RE: 1502 N. JONES THE CHICAGO INN

To Whom It May Concern:

I, Robert McKeown, owner of The Chicago Inn, am writing this letter to appeal a decision of the Board.

I have held a Liquor license at the above address for the past 21 years and due to a fire started in a business near mine I was put out of business for the past year. The fire was ruled an arson. The landlord and the Licensed Contractor were told by the City of Las Vegas it would only take a year to get the building rebuilt.

In the mean time I had been in contact with all the licensing departments (Business, Liquor, Gaming) making sure my licenses would be ready when I re-opened. I was told by the Planning Department that the license I held at the address, 1502 N. Jones, was grandfathered in at this location. I feel I have done everything in my power to get my business reopened as quickly as possible. title 19.00.070 (F)

I know the landlord and the contractor have worked around the clock since the city issued permits to rebuild. Due to unforeseen circumstances the building process has been delayed several times, by the City of Las Vegas, pushing the re-opening date back.

I would like to be included in the next meeting of the City Council on, Feb. 28, 2007.

I could then be re-opened in 60 days from the date the Special Use Permit is issued.

I can be reached at (702) 878-8158.

Thank you,

Rob McKeown

Robert W. McKeown
The Chicago Inn, Inc.

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 29, 2007

Chicago Inn Corporation
10208 Villa Ridge Drive
Las Vegas, NV 89134

RE: 1502 N. Jones The Chicago Inn

To Whom It May Concern:

The Liquor Establishment (Tavern) use at 1502 N. Jones (Chicago Inn) is a non-conforming use due to the distance separation requirements and was damaged by fire. This use was discontinued on 12/10/05. After asking the City Attorneys Office for an opinion of Title 19.16 regarding the discontinued use of non-conforming uses, it was determined that after one year of discontinued use any future use of the building shall be in conformance with the provisions of Title 19.

As such 1502 N. Jones would require a Special Use Permit for a Liquor Establishment (Tavern), however per Title 19.04 no Liquor Establishment (Tavern) may be located within 1500 feet of any other Liquor Establishment (Tavern), church, synagogue, school, child care facility licensed for more than 12 children, or City park. The subject site, 502 N. Jones, is located approximately 1090 feet from a church (Twin Lakes Baptist 5700 Vegas Drive), 1146 feet from a school (Culley Elementary) and, 1470 feet from a city park (Wildwood - 1800 Wildwood Dr.) and cannot be entitled with a Special Use Permit for a Liquor Establishment (Tavern). It is the interpretation of the Planning Department and the City Attorneys Office that the non-conforming (Liquor Establishment [Tavern]) use at 1502 N. Jones was discontinued on 12/10/05 and has not reopened within one year and cannot conform to Title 19; therefore the use cannot be reestablished.

Should you wish to appeal the interpretation of the above section of Title 19 by the Planning Department and the City Attorneys Office, I refer you to Title 19.00.070 (F):

Appeals of Interpretation: any person aggrieved in connection with the inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of any provision of this Title may appeal the decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning and Development. The appeal must be filed within ten days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.

Please contact me at 229-5408, should you have any questions.

Sincerely,

Douglas Rankin, AICP
Planning Manager

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

